

The Indiana Housing and Community Development Authority (IHCDA) is proud to make the dream of buying a home a reality for thousands of families across our state. We promote responsible home ownership through programs that assist Hoosiers with closing costs, making down payments and obtaining low interest fixed rate loans. The Homeownership programs listed below apply to single family dwellings, multi-family dwellings (2-4 units), townhouses, condominiums and modular homes. In every county across Indiana there are lenders on hand to help with these programs. Provided below is a brief overview of IHCDA's Affordable Home (AH) and Help To Own (H2O) programs.

AFFORDABLE HOME

Affordable Home offers first-time homebuyers* the opportunity to receive an FHA loan at a below market interest rate. A borrower must bring their own down payment or may use an approved FHA source.

- FHA Loans Only
- Below-Market Interest Rate (No DPA)
- Cannot be combined with MCC
- Minimum credit score of 660
- Limit on lender fees

LENDER LIMITS

- 1% origination fee
 - \$1,000 in normal and customary fees**
 - Lender receives 1% SRP
 - Mortgage Rider required
- *non 3rd party fees

HELP TO OWN (H2O)

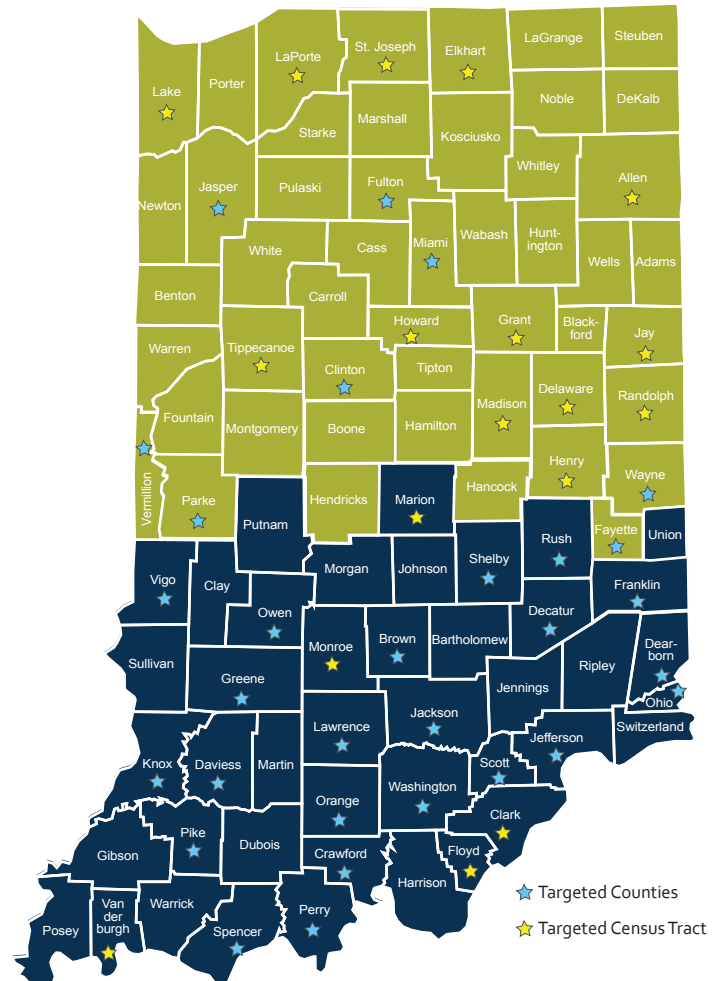
Help To Own (H2O) is the newest homeownership product that IHCDA has to offer. It includes the following features:

- DPA Grant of 3.5%
- Market competitive interest rate
- Cannot be combined with MCC
- First-time Homebuyer*
- Standard FHA financing
- Minimum credit score of 660

IHCDA does not credit underwrite and it will be the determination of the participating lender as to the ability of individuals to afford a home.

NORTHERN ACCOUNT MANAGER

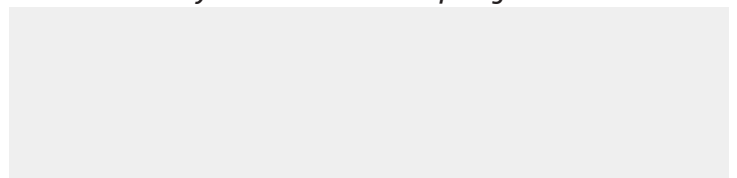
Kristine Clark, 219.616.0990, KClark3@ihcda.in.gov



SOUTHERN ACCOUNT MANAGER

Mark Doud, 317.447.8156, MDoud@ihcda.in.gov

To learn more about Indiana's Homeownership Opportunities, contact your local IHCDA Participating Lender:



or contact an IHCDA Account Manager or visit our website listed below.



*A first-time homebuyer is someone who has not had ownership in their principal residence in the last 3 years.
**non 3rd party fees